

**Descanso Community Planning Group**  
**P.O. Box 38**  
**Descanso, CA 91916**

April 17, 2009

County of San Diego  
Department of Planning and Land Use  
Michelle Conners  
Via e-mail: [michelle.conners@sdcounty.ca.gov](mailto:michelle.conners@sdcounty.ca.gov)

**Re: Community Planning Group Project Review**  
**Shellstrom Project**  
**STP 09-006 linked TPM 21094 RPL1**  
**Parcel 408-080-68**  
**Maggio Dr. @ Viejas Blvd.**

The Descanso Community Planning Group reviewed the Shellstrom Project at its regular April 16, 2009 meeting. Michelle Conners, Project Manager, granted an extension of the April 3, 2009 response date until April 17, 2009 to accommodate the regular monthly meeting date. The following findings are reported:

- The completeness and adequacy of the Project Description:  
Doug Shellstrom attended the meeting and answered all community questions posed. Neighbors to the west and north of the property provided comment as well as a SOFAR representative. The Project Description is adequate.
- Compatibility of the project design with the character of the local community:  
The project is not compatible. Viejas Blvd. is an entry point into Descanso from Highway 79. Historically and today there is approximately one half mile of large parcel horse, cattle, and oat fields bordering both sides of Viejas Blvd to introduce the agricultural heritage and provide a valuable wildlife corridor from the Cuyamaca Rancho State Park through the Quatay Valley. The project splits this corridor with estate size housing parcels.
- Consistency of the proposal with the Community Plan and the applicable zoning regulations:  
The project is not consistent with the community adapted General Plan Update that specifies an RL-40 designation on this property for reasons stated above and following. Project is consistent with historical zoning.
- Specific concerns regarding the environmental effects of the project:  
There is a consistent history of community concern regarding previous attempts to subdivide the Maggio property. Concern was expressed regarding the impact on loss of biological resources as estate size residential parcels fenced off the property in the wildlife corridor. There was also concern expressed regarding ground water resources and if the current draught conditions masked the historical issues of septic system "perk" in this area and if a 100 year flood would contaminate wells.

**Motion to not approve project due to community compatibility and environmental effects passed: 5 for, 2 against, 1 abstain, 1 vacant seat.**

Submitted, Michael A. Sterns, Chair

Cc. Doug Shellstrom